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A concise easily digested periodic analysis based upon scientific research in real estate fundamentals and trends. Constantly measuring and reporting the basic economic factors responsible for changes in trends and values . . . Current Studies . . . Survey . . . Forecasts

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REAL ESTATE ECONOMISTS, APPRAISERS AND COUNSELORS

SELLING PRICES OF RANCH-TYPE HOUSES

TEN years ago our company made its first attempt to compute the average selling price of our typical six-room frame house in all principal cities of the United States. These figures were computed again for 1946, 1948, 1950 and 1952.

The interest in this type of information has been so great that early this spring we decided to compute similar information on a five-room brick veneer ranch house, as this type of building has superseded the two-story building in many parts of the United States, and the plans and specifications selected are quite typical of the buildings of this type which are being built and insured by the FHA in most cities of the United States.

In conducting this survey we followed the same procedure which we have followed on the two-story, six-room frame house. A questionnaire was sent to from 25 to 50 real estate operators and builders in each of 200 principal cities of the United States. A sufficient number of replies were received from 185 cities to make it possible to compute averages for these communities. For each city, figures have been compiled for the city proper and for the homes beyond the city limits of the central city. In this outer area it was necessary to average many satellite communities into a single set of figures.

As will be seen from the questionnaire reprinted on the following page, the information asked for was as follows:

1. What would a lot, 75' x 125', suitable for this house and near transportation and schools, sell for on a 40' street with concrete or comparable paving, cement sidewalks and curbs?
2. What would this lot and house, not over 1 year old, sell for . . . with basement? . . . without basement?
3. What would this property rent for?
4. How much would the taxes amount to if this house were tenant occupied?
5. How much would the taxes amount to if this house were owner occupied?
(cont. on page 468)

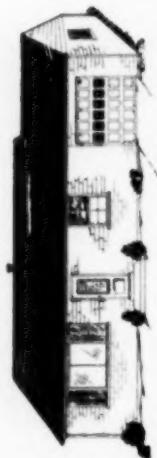
1952 RESIDENTIAL TAX SURVEY

THESE ARE THE SPECIFICATIONS

This five-room brick ranch house has been selected as the most typical **FHA**-insured home in most of the United States. This house has an area of 736 square feet and a garage of 188 square feet. The basement has an area of 736 square feet

In brief, the plans and specifications call for an 8" poured concrete foundation, concrete basement and garage floors; concrete slab for front stoop; brick veneer (brick on frame) exterior walls; dry wall construction throughout; oak flooring; storm and screen doors; full length aluminum screens; tile kitchen and bath; rubber tile on kitchen floor; automatic gas water heater; built-in kitchen cabinets; 210-lb. composition shingle roof with copper downspouts; modern bathroom fixtures; forced air heating; modern electrical installations; insulation in exterior walls and ceiling. Good average quality material and workmanship have been used throughout.

THIS IS THE HOUSE



THE FLOOR PLAN

THESE ARE THE ARE QUESTIONS

<p>Within City Limits</p> <p>What would a lot, 75' x 125', suitable for this house and best transportation and schools, sell for on a 40' street with concrete or concrete paving, concrete sidewalks and curbs?</p> <p>What would this lot and house, and one year old, sell for to near community?</p> <p>With no service or Without no service</p> <p>What would this property rent for?</p> <p>How much do you estimate this house and lot would be substantially for any purpose in your community?</p> <p>How much would the LOT amount to if house were rented occupied?</p> <p>How much would the LOT amount to if house were owner occupied?</p>	<p>_____</p>
<p>NAME OF CITY _____</p> <p>(Sign) _____</p>	

NATIONAL AVERAGE

	1950	1952
Value of lot - City	\$ 1,960	\$ 2,240
Ditto - Suburbs	1,400	1,660
IN AREAS WITH BOTH TYPES OF CONSTRUCTION:		
Value of lot & house with bsmt. - City	12,740	14,630
Ditto - Suburbs	12,000	13,830
Value of lot & house without bsmt. - City	11,660	13,430
Ditto - Suburbs	10,930	12,660
Monthly rent - City	-	110
Ditto - Suburbs	-	100
Value ? times monthly rent	-	133
Ditto - Suburbs	-	138
Annual rent as % of value	-	9.0%
Ditto - Suburbs	-	8.7%
IN AREAS WITHOUT BASEMENT:		
Value of lot & house without bsmt. - City	10,050	12,750
Ditto - Suburbs	9,150	10,190
Monthly rent - City	-	96
Ditto - Suburbs	-	85
Value ? times monthly rent	-	133
Ditto - Suburbs	-	120
Annual rent as % of value	-	9.0%
Ditto - Suburbs	-	10.0%
* Taxes, owner & tenant occupied - City	-	225
* Ditto - Suburbs	-	152
** Taxes, tenant occupied - City	-	193
** Ditto - Suburbs	-	115
** Taxes, owner occupied - City	-	131
** Ditto - Suburbs	-	76

* Cities not having homestead tax exemption.

** Cities having homestead tax exemption.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE BIRMINGHAM, ALA.

BETHLEHEM, PA.		BILLINGS, MONT.		BINGHAMTON, N.Y.		
1950	1952	1950	1952	1950	1952	
Value of lot - City						
Ditto - Suburbs	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500
Value of lot & house with heat.						
Ditto - Suburbs	10,350	13,000	10,350	13,000	10,350	13,000
Value of lot & house without heat.						
Ditto - Suburbs	9,350	12,000	9,350	12,000	9,350	12,000
Monthly rent - City						
Ditto - Suburbs	80	120	80	120	80	120
Value 7 times monthly rent						
Ditto - Suburbs	560	840	560	840	560	840
Annual rent as % of value						
Ditto - Suburbs	9.35%	11.75%	9.35%	11.75%	9.35%	11.75%

BALTIMORE, MARYLAND

1950		1952		1950		
\$	%	\$	%	\$	%	
Value of lot - City						
Ditto - Suburbs	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500
Value of lot & house with heat.						
Ditto - Suburbs	10,350	13,000	10,350	13,000	10,350	13,000
Value of lot & house without heat.						
Ditto - Suburbs	9,350	12,000	9,350	12,000	9,350	12,000
Monthly rent - City						
Ditto - Suburbs	80	120	80	120	80	120
Value 7 times monthly rent						
Ditto - Suburbs	560	840	560	840	560	840
Annual rent as % of value						
Ditto - Suburbs	9.35%	11.75%	9.35%	11.75%	9.35%	11.75%

BIRMINGHAM, ALA.

1950		1952		1950		
\$	%	\$	%	\$	%	
Value of lot - City						
Ditto - Suburbs	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500
Value of lot & house with heat.						
Ditto - Suburbs	10,350	13,000	10,350	13,000	10,350	13,000
Value of lot & house without heat.						
Ditto - Suburbs	9,350	12,000	9,350	12,000	9,350	12,000
Monthly rent - City						
Ditto - Suburbs	80	120	80	120	80	120
Value 7 times monthly rent						
Ditto - Suburbs	560	840	560	840	560	840
Annual rent as % of value						
Ditto - Suburbs	9.35%	11.75%	9.35%	11.75%	9.35%	11.75%

BOSTON, MASS.

1950		1952		1950		
\$	%	\$	%	\$	%	
Value of lot - City						
Ditto - Suburbs	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500
Value of lot & house with heat.						
Ditto - Suburbs	11,375	14,250	12,300	14,500	13,000	15,000
Value of lot & house without heat.						
Ditto - Suburbs	10,400	13,000	11,800	13,900	12,000	15,000
Monthly rent - City						
Ditto - Suburbs	80	120	80	120	80	120
Value 7 times monthly rent						
Ditto - Suburbs	560	840	560	840	560	840
Annual rent as % of value						
Ditto - Suburbs	9.35%	11.75%	9.35%	11.75%	9.35%	11.75%

BUFFALO, N.Y.

1950		1952		1950		
\$	%	\$	%	\$	%	
Value of lot - City						
Ditto - Suburbs	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500
Value of lot & house with heat.						
Ditto - Suburbs	11,375	14,250	12,300	14,500	13,000	15,000
Value of lot & house without heat.						
Ditto - Suburbs	10,400	13,000	11,800	13,900	12,000	15,000
Monthly rent - City						
Ditto - Suburbs	80	120	80	120	80	120
Value 7 times monthly rent						
Ditto - Suburbs	560	840	560	840	560	840
Annual rent as % of value						
Ditto - Suburbs	9.35%	11.75%	9.35%	11.75%	9.35%	11.75%

CAMDEN, N.J.

1950		1952		1950		
\$	%	\$	%	\$	%	
Value of lot - City						
Ditto - Suburbs	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500
Value of lot & house with heat.						
Ditto - Suburbs	9,900	12,500	12,200	14,000	13,000	15,000
Value of lot & house without heat.						
Ditto - Suburbs	9,020	11,400	11,350	13,350	12,000	15,000
Monthly rent - City						
Ditto - Suburbs	80	120	80	120	80	120
Value 7 times monthly rent						
Ditto - Suburbs	560	840	560	840	560	840
Annual rent as % of value						
Ditto - Suburbs	9.35%	11.75%	9.35%	11.75%	9.35%	11.75%

CANTON, OHIO

1950		1952		1950		
\$	%	\$	%	\$	%	
Value of lot - City						
Ditto - Suburbs	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500
Value of lot & house with heat.						
Ditto - Suburbs	11,700	13,500	11,650	13,650	11,700	13,650
Value of lot & house without heat.						
Ditto - Suburbs	10,800	12,400	10,680	12,680	10,800	12,680
Monthly rent - City						
Ditto - Suburbs	80	120	80	120	80	120
Value 7 times monthly rent						
Ditto - Suburbs	560	840	560	840	560	840
Annual rent as % of value						
Ditto - Suburbs	9.35%	11.75%	9.35%	11.75%	9.35%	11.75%

*Relationship to house without heat.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE	
CHARLOTTE, N. C.	CLEVELAND, OHIO
1950	1952
1952	1952
1950	1952

COOPER, CHRISTI TEXAS
COLUMBUS OHIO
COOMBE, EA

Dolto - Suburbs 9.81* 9.81*

DETROIT, MICH.		DETROIT, MICH.	
1940		1945	
Value of lots - CITY		\$ 1,110	\$ 1,190
Distr. - Suburbs		1,110	1,190
Value of lots & house with hotel.			
Distr. - Suburbs			
Value of lots & house without hotel.			
Distr. - Suburbs			
Monthly Rent - CITY			
Distr. - Suburbs			
Taxes, rental occupied - CITY			
Distr. - Suburbs			
Value ? times monthly rent			
Distr. - Suburbs			
Annual - Suburbs			
Value as % of value			

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE EAST OF EL PASO, TEXAS

DULUTH, MINN.		DURHAM, N.Y.		ERIE, PA.	
1950	1952	1950	1952	1950	1952
Value of lot - City	\$ 1,180	\$ 1,360	\$ 3,040	\$ 3,080	\$ 1,860
Ditto - Suburbs			2,300	2,300	1,350
Value of lot & house with heat.			10,600	13,500	13,790
Ditto - Suburbs			10,200	13,000	12,850
Value of lot & house without heat.			9,480	12,000	12,200
Ditto - Suburbs			9,040	11,500	11,400
Monthly rent - City			110	160	110
Ditto - Suburbs				180	
Taxes, heat occupied - City			325	121	125
Ditto - Suburbs				33	125
Taxes, owner occupied - City			328	121	120
Ditto - Suburbs				33	120
Value 7 times monthly rent			130	138	125
Ditto - Suburbs				130	128
Annual rent as % of value			9.7%	8.9%	8.6%
Ditto - Suburbs				9.2%	9.4%

EVANSVILLE, IND.

1950		1952		1950	
1950	1952	1950	1952	1950	1952
Value of lot - City	\$ 1,720	\$ 1,875	\$ 2,270	\$ 2,000	\$ 1,580
Ditto - Suburbs			910	860	825
Value of lot & house with heat.	12,560	10,900	16,780	18,500	15,750
Ditto - Suburbs	9,770	11,300	14,970	16,500	15,000
Value of lot & house without heat.	8,470	8,850	16,320	18,000	17,750
Ditto - Suburbs	8,300	10,100	14,520	16,000	15,000
Monthly rent - City			93	125	125
Ditto - Suburbs				100	100
Taxes, heat occupied - City			176	300	280
Ditto - Suburbs			160	175	150
Taxes, owner occupied - City			178	300	280
Ditto - Suburbs			160	175	150
Value 7 times monthly rent			117	146	126
Ditto - Suburbs			120	165	130
Annual rent as % of value			10.7%	8.1%	9.5%
Ditto - Suburbs				9.4%	8.0%

FRESNO, CALIF.

1950		1952		1950	
1950	1952	1950	1952	1950	1952
Value of lot - City	\$ 1,420	\$ 1,750	\$ 1,500	\$ 1,750	\$ 1,310
Ditto - Suburbs			1,220	1,250	1,000
Value of lot & house with heat.					1,250
Ditto - Suburbs					1,000
Value of lot & house without heat.	11,060	11,250	12,790	11,610	15,040
Ditto - Suburbs	9,850	10,000	11,080	10,080	13,000
Monthly rent - City			180	65	115
Ditto - Suburbs				185	100
Taxes, heat occupied - City			125	144	200
Ditto - Suburbs			70	62	150
Taxes, owner occupied - City			125	144	180
Ditto - Suburbs			70	62	130
Value 7 times monthly rent			113*	156*	152*
Ditto - Suburbs				10,75*	12,20*
Annual rent as % of value				8.67*	9.45*
Ditto - Suburbs				8.32*	8.45%

*Relationship to house without heat.

FORT WAYNE, IND.

1950		1952		1950	
1950	1952	1950	1952	1950	1952
Value of lot - City	\$ 1,180	\$ 1,360	\$ 3,040	\$ 3,080	\$ 1,860
Ditto - Suburbs			2,300	2,300	1,350
Value of lot & house with heat.			10,600	13,500	13,790
Ditto - Suburbs			10,200	13,000	12,850
Value of lot & house without heat.			9,480	12,000	12,200
Ditto - Suburbs			9,040	11,500	11,400
Monthly rent - City			110	160	110
Ditto - Suburbs				180	
Taxes, heat occupied - City			325	121	125
Ditto - Suburbs				33	125
Taxes, owner occupied - City			328	121	120
Ditto - Suburbs				33	120
Value 7 times monthly rent			130	138	125
Ditto - Suburbs				130	128
Annual rent as % of value			9.7%	8.9%	8.6%
Ditto - Suburbs				9.2%	9.4%

GRAND RAPIDS, MICH.

1950		1952		1950	
1950	1952	1950	1952	1950	1952
Value of lot - City	\$ 1,720	\$ 1,875	\$ 2,270	\$ 2,000	\$ 1,580
Ditto - Suburbs			910	860	825
Value of lot & house with heat.	12,560	10,900	16,780	18,500	15,750
Ditto - Suburbs	9,770	11,300	14,970	16,500	15,000
Value of lot & house without heat.	8,470	8,850	16,320	18,000	17,750
Ditto - Suburbs	8,300	10,100	14,520	16,000	15,000
Monthly rent - City			93	125	125
Ditto - Suburbs				100	100
Taxes, heat occupied - City			176	300	280
Ditto - Suburbs			160	175	150
Taxes, owner occupied - City			178	300	280
Ditto - Suburbs			160	175	150
Value 7 times monthly rent			117	146	126
Ditto - Suburbs			120	165	130
Annual rent as % of value			10.7%	8.1%	9.5%
Ditto - Suburbs				9.4%	8.0%

GARY, IND.

1950		1952		1950	
1950	1952	1950	1952	1950	1952
Value of lot - City	\$ 1,720	\$ 1,875	\$ 2,270	\$ 2,000	\$ 1,580
Ditto - Suburbs			910	860	825
Value of lot & house with heat.					1,250
Ditto - Suburbs					1,000
Value of lot & house without heat.	11,060	11,250	12,790	11,610	15,040
Ditto - Suburbs	9,850	10,000	11,080	10,080	13,000
Monthly rent - City			180	65	115
Ditto - Suburbs				185	100
Taxes, heat occupied - City			125	144	200
Ditto - Suburbs			70	62	150
Taxes, owner occupied - City			125	144	180
Ditto - Suburbs			70	62	130
Value 7 times monthly rent			113*	156*	152*
Ditto - Suburbs				10,75*	12,20*
Annual rent as % of value				8.67*	9.45*
Ditto - Suburbs				8.32*	8.45%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

KNOXVILLE, TENN.		LAWRENCE, MASS.	
1950	1952	1950	1952
Value of lot - City	\$ 2,400	\$ 2,350	\$ 2,250
Ditto - Suburbs	1,000	1,250	1,070
Value of lot & house with heat.	16,000	12,000	12,500
Ditto - Suburbs	15,000	11,000	11,000
Value of lot & house without heat.	15,000	11,000	11,000
Ditto - Suburbs	14,000	10,500	10,000
Monthly rent - City	115	90	100
Ditto - Suburbs	110	75	100
Taxes, tenant occupied - City	400	197	207
Ditto - Suburbs	350	178	180
Taxes, owner occupied - City	400	197	207
Ditto - Suburbs	350	178	180
Value 7 times monthly rent	150	135	145
Ditto - Suburbs	130	117	130
Annual rent as % of value	8.9%	8.0%	8.3%
Ditto - Suburbs	8.9%	8.2%	8.0%
LEXINGTON, KY.		LORAIN - ELYRIA, OHIO	
1950	1952	1950	1952
Value of lot - City	\$ 3,000	\$ 1,200	\$ 1,600
Ditto - Suburbs	1,800	1,000	1,000
Value of lot & house with heat.	14,900	11,500	12,400
Ditto - Suburbs	13,850	11,340	11,750
Value of lot & house without heat.	13,500	10,760	10,700
Ditto - Suburbs	13,900	10,370	12,750
Monthly rent - City	98	75	100
Ditto - Suburbs	80	60	70
Taxes, tenant occupied - City	286	150	175
Ditto - Suburbs	118	120	120
Taxes, owner occupied - City	286	150	175
Ditto - Suburbs	118	120	120
Value 7 times monthly rent	153	120	138
Ditto - Suburbs	123	109	124
Annual rent as % of value	8.9%	8.9%	8.7%
Ditto - Suburbs	8.9%	8.9%	8.5%
LOS ANGELES, CALIF.		LOUISVILLE, KY.	
1950	1952	1950	1952
Value of lot - City	\$ 4,200	\$ 4,500	\$ 2,370
Ditto - Suburbs	2,800	3,000	2,000
Value of lot & house with heat.	16,000	13,200	16,850
Ditto - Suburbs	14,110	14,220	15,600
Value of lot & house without heat.	15,900	13,000	15,950
Ditto - Suburbs	13,500	14,000	13,500
Monthly rent - City	95	75	120
Ditto - Suburbs	85	70	110
Taxes, tenant occupied - City	350	202	375
Ditto - Suburbs	240	165	260
Taxes, owner occupied - City	350	202	375
Ditto - Suburbs	240	165	260
Value 7 times monthly rent	126*	85	140
Ditto - Suburbs	113*	85	140
Annual rent as % of value	9.59*	9.59*	8.5%
Ditto - Suburbs	9.59*	9.59*	8.7%

*Relationship to house without heat/more

COMPARISON OF VARIATIONS IN COSTS,
RENTS AND TAXES FOR A RANCH HOUSE

MACON, GA.		MADISON, WISC.		MANCHESTER, N. H.		MIAMI, FLA.		MEMPHIS, TENN.		MUNCIE, IND.		NEW YORK, N. Y.	
Value of lot - City	\$ 1,100	\$ 1,625	\$ 1,622	\$ 1,975	\$ 2,300	\$ 1,100	\$ 1,280	\$ 1,100	\$ 1,360	\$ 2,000	\$ 1,200	\$ 1,864	\$ 1,864
Ditto - Suburbs	880	1,350	1,350	1,975	2,000	880	1,000	880	1,000	2,000	1,940	1,860	1,860
Value of lot & house with heat.				14,075	16,900		11,470	14,000	10,080	11,240			
Value of lot & house without heat.				13,630	16,300		11,260	12,200	9,620	10,420			
Ditto - Suburbs	9,600	11,250	13,220	13,500	16,000		13,500	13,500	10,880	11,080			
Monthly rent - City				90	100		90	100	65	75			125
Ditto - Suburbs				85	100		75	85	65	75			120
Taxes, tenant occupied - City				163	300		260	300	225	280			310
Ditto - Suburbs				110	250		175	175	150	200			290
Taxes, owner occupied - City				102	300		260	300	225	280			300
Ditto - Suburbs				51	250		175	175	150	200			40
Value 7 times monthly rent				120*	132		136	137	135	142			160*
Ditto - Suburbs				126*	160		160	160	135	142			190*
Annual rent as % of value				9.49*	9.18		9.18	9.18	8.95	8.95			12.09*
Ditto - Suburbs				9.57*	7.55		7.55	7.55	8.75	8.75			12.11*
MILWAUKEE, WISC.													
Value of lot - City	\$ 2,060	\$ 3,500	\$ 1,260	\$ 1,625	\$ 2,625	\$ 2,400	\$ 2,500	\$ 2,400	\$ 2,300	\$ 2,300	\$ 2,140	\$ 1,792	\$ 1,792
Ditto - Suburbs	1,200	2,000	1,200	1,200	1,200	1,680	1,500	1,680	1,500	1,500	1,500	1,480	1,480
Value of lot & house with heat.				13,440	17,500	10,340	15,300	14,500	11,600	14,600	11,600	14,600	14,600
Value of lot & house without heat.				11,100	15,500	9,960	13,300	12,500	11,100	13,500	11,100	13,500	13,500
Ditto - Suburbs				11,120	18,500	10,300	13,000	12,500	11,100	13,000	11,100	13,000	13,000
Monthly rent - City				125	132		112	121	100	100			120
Ditto - Suburbs				125	132		112	121	75	85			75
Taxes, tenant occupied - City				375	260		140	140	45	45			280
Ditto - Suburbs				250	250		140	140	75	75			165
Taxes, owner occupied - City				375	350		220	220	100	100			290
Ditto - Suburbs				350	350		220	220	100	100			165
Value 7 times monthly rent				140	124		121	121	145	145			184
Ditto - Suburbs				124	116		116	116	100	100			180
Annual rent as % of value				8.48	10.0%		10.0%	10.0%	8.38*	8.38*			7.78
Ditto - Suburbs				9.75	10.3%		10.3%	10.3%	7.75*	7.75*			7.24*
NASHVILLE, TENN.													
Value of lot - City	\$ 1,080	\$ 1,900	\$ 1,250	\$ 1,700	\$ 2,010	\$ 1,975	\$ 2,080	\$ 1,975	\$ 1,500	\$ 2,450	\$ 2,750	\$ 2,500	\$ 2,500
Ditto - Suburbs	800	1,350	1,350	1,700	2,000	1,800	1,800	1,800	1,500	1,500	1,500	1,480	1,480
Value of lot & house with heat.				10,000	14,500	10,000	12,000	14,000	11,870	15,000	11,870	15,000	15,000
Value of lot & house without heat.				10,000	14,500	9,000	10,000	10,000	10,000	12,000	12,000	12,000	12,000
Ditto - Suburbs				9,000	11,500	9,000	9,200	11,500	10,800	13,500	10,800	13,500	13,500
Monthly rent - City				85	85		85	85	100	100			110
Ditto - Suburbs				80	75		75	75	100	100			85
Taxes, tenant occupied - City				240	450		280	280	280	280			340
Ditto - Suburbs				110	300		110	300	200	200			240
Taxes, owner occupied - City				240	450		280	280	280	280			340
Ditto - Suburbs				110	300		110	300	200	200			240
Value 7 times monthly rent				147	147		147	147	140	140			187
Ditto - Suburbs				147	133		133	133	140	140			181
Annual rent as % of value				6.28	8.88		8.88	8.88	6.58	6.58			6.48
Ditto - Suburbs				6.25	9.0%		9.0%	9.0%	6.5%	6.5%			6.5%

*Relationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

		OMAHA, NEBR.		ORLANDO, FLA.	
		1950	1952	1950	1952
Value of lot - City	\$ 1,500	\$ 2,000	\$ 2,000	\$ 1,700	\$ 2,375
Ditto - Suburbs	750	1,000	1,000	1,000	2,000
Value of lot & house with taxes.	12,000	11,500	14,150	15,000	15,000
Ditto - Suburbs	11,500	11,000	12,500	13,250	13,250
Value of lot & house without taxes.	11,000	10,750	10,500	10,500	10,500
Ditto - Suburbs	9,500	10,250	10,000	11,750	12,500
Monthly rent - City	125	90	80	125	65
Ditto - Suburbs	115	75	65	100	75
Taxes, tenant occupied - City	180	235	160	200	150
Ditto - Suburbs	75	125	70	125	100
Taxes, owner occupied - City	180	225	160	200	100
Ditto - Suburbs	75	125	70	125	50
Value 7 times monthly rent	144	128	117 ^a	120	120
Ditto - Suburbs	91	147	118 ^a	135	125
Annual rent as 1% of value	12,500	9,450	10,350 ^a	10,500	9,750 ^a
Ditto - Suburbs	12,500	8,250	10,250 ^a	8,850	9,450 ^a
PASADENA, CALIF.					
1950	1952				
Value of lot - City	\$ 2,500	\$ 2,350	\$ 1,500	\$ 1,900	\$ 1,900
Ditto - Suburbs	2,000	1,020	1,000	1,000	1,000
Value of lot & house with taxes.	12,450	13,500	13,400	21,000	13,500
Ditto - Suburbs	11,970	13,000	13,000	18,500	12,650
Value of lot & house without taxes.	11,250	11,000	11,000	17,500	14,000
Ditto - Suburbs	11,000	11,000	12,000	16,500	11,750
Monthly rent - City	65	100	100	125	100
Ditto - Suburbs	80	100	80	110	85
Taxes, tenant occupied - City	180	235	160	175	175
Ditto - Suburbs	125	200	150	125	200
Taxes, owner occupied - City	180	235	160	175	175
Ditto - Suburbs	125	200	150	125	200
Value 7 times monthly rent	1250	1250	1200	1600	1500
Ditto - Suburbs	1170 ^a	1170 ^a	1200	1600	1450
Annual rent as 1% of value	9,750 ^a	9,750 ^a	8,750	7,150	7,150
Ditto - Suburbs	9,750 ^a	9,750 ^a	8,750	7,450	7,350
PHOENIX, ARIZ.					
1950	1952				
Value of lot - City	\$ 2,000	\$ 2,000	\$ 1,500	\$ 1,500	\$ 1,500
Ditto - Suburbs	1,500	1,500	1,000	1,000	1,000
Value of lot & house with taxes.	14,000	17,500	14,000	15,000	14,000
Ditto - Suburbs	14,040	16,360	13,750	14,200	13,500
Value of lot & house without taxes.	9,000	10,500	-	-	12,000
Ditto - Suburbs	8,800	10,300	-	13,000	12,000
Monthly rent - City	65	80	150	100	112
Ditto - Suburbs	75	80	125	100	80
Taxes, tenant occupied - City	204	300	275	150	150
Ditto - Suburbs	154	289	200	125	150
Taxes, owner occupied - City	204	300	275	150	150
Ditto - Suburbs	154	289	200	125	150
Value 7 times monthly rent	10,800	11,170	10,600	134	134
Ditto - Suburbs	11,390 ^a	11,390 ^a	11,320	145	145
Annual rent as 1% of value	10,750 ^a	9,415	8,750	8,075	8,075
Ditto - Suburbs	10,750 ^a	9,415	8,750	8,075	8,075

^aRelationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

		ST. JOSEPH, MO.		ST. LOUIS, MO.		ST. PAUL, MINN.		ST. PETERSBURG, FLA.		SALT LAKE CITY, UTAH	
		1950	1952	1950	1952	1950	1952	1950	1952	1950	1952
Value of lot - City		\$ 1,310	\$ 1,650	\$ 2,180	\$ 2,550	\$ 1,430	\$ 2,100	\$ 1,000	\$ 1,500	\$ 2,340	\$ 3,000
Ditto - Suburbs		875	1,100	1,000	1,300	950	1,300	800	1,100	1,310	1,750
Value of lot & house with taxes.		14,800	15,000	13,980	14,750	15,450	13,775	-	11,000	13,750	11,000
Ditto - Suburbs		14,210	14,500	13,280	14,300	13,720	13,125	-	10,400	12,000	11,000
Value of lot & house without taxes.		14,180	14,375	13,900	13,970	13,620	13,235	8,580	10,750	11,400	12,000
Ditto - Suburbs		13,570	13,750	13,310	12,500	13,180	11,750	7,980	10,000	9,850	12,000
Monthly rent - City		-	118	-	125	-	110	-	80	-	112
Ditto - Suburbs		105	-	123	-	98	-	80	-	95	-
Taxes, tenant occupied - City		300	-	173	-	254	-	220	-	150	-
Ditto - Suburbs		140	-	165	-	178	-	160	-	110	-
Taxes, owner occupied - City		300	-	173	-	188	-	145	-	150	-
Ditto - Suburbs		140	-	165	-	128	-	105	-	110	-
Value ? times monthly rent		1.37	-	1.18	-	1.25	-	1.18*	-	1.23	-
Ditto - Suburbs		1.38	-	1.18	-	1.37	-	1.25*	-	1.32	-
Annual rent as % of value		9.48	-	10.24	-	9.66	-	10.39*	-	9.48	-
Ditto - Suburbs		9.77	-	10.35	-	9.85	-	9.95*	-	9.15	-
SAN ANGELO, TEXAS		1950	1952	1950	1952	1950	1952	1950	1952	1950	1952
Value of lot - City		\$ -	\$ 1,500	\$ -	\$ 1,500	\$ 1,710	\$ 2,250	\$ 5,880	\$ 5,600	\$ 1,560	\$ 2,400
Ditto - Suburbs		-	-	800	800	1,410	1,950	-	1,750	1,750	-
Value of lot & house with taxes.		-	-	-	-	-	-	-	-	-	-
Ditto - Suburbs		-	-	10,625	10,080	10,460	13,280	12,500	10,060	11,060	-
Value of lot & house without taxes.		10,000	-	9,180	9,650	9,050	10,000	-	9,810	10,500	-
Ditto - Suburbs		-	-	-	-	-	-	-	-	-	-
Monthly rent - City		100	-	110	-	100	-	150	-	80	-
Ditto - Suburbs		85	-	95	-	90	-	100	-	70	-
Taxes, tenant occupied - City		147	-	180	-	135	-	180	-	200	-
Ditto - Suburbs		147	-	180	-	135	-	180	-	165	-
Taxes, owner occupied - City		-	-	72	-	72	-	180	-	200	-
Ditto - Suburbs		-	-	-	-	-	-	-	-	165	-
Value ? times monthly rent		1.00*	-	0.97*	-	1.04*	-	0.83*	-	1.38*	-
Ditto - Suburbs		1.00*	-	0.97*	-	1.11*	-	1.14*	-	1.00*	-
Annual rent as % of value		13.08*	-	12.49*	-	11.98*	-	14.48*	-	8.71*	-
Ditto - Suburbs		-	-	11.27*	-	10.89*	-	8.09*	-	8.09*	-
SAVANNAH, GA.		1950	1952	1950	1952	1950	1952	1950	1952	1950	1952
Value of lot - City		\$ -	\$ 3,000	\$ -	\$ 3,050	\$ 2,090	\$ 2,500	\$ 2,110	\$ 2,250	\$ 1,370	\$ 2,375
Ditto - Suburbs		-	1,800	-	1,050	1,280	1,500	3,410	3,500	1,980	3,500
Value of lot & house with taxes.		-	-	13,500	10,910	14,000	-	-	-	13,150	14,750
Ditto - Suburbs		-	-	12,650	10,130	13,000	12,750	9,850	10,000	11,380	13,000
Value of lot & house without taxes.		12,500	-	12,250	9,940	13,100	11,900	9,110	9,250	-	-
Ditto - Suburbs		10,500	-	13,100	9,960	11,900	-	-	-	110	-
Monthly rent - City		90	-	125	-	100	-	75	-	100	-
Ditto - Suburbs		75	-	95	-	100	-	75	-	100	-
Taxes, tenant occupied - City		168	-	340	-	120	-	182	-	240	-
Ditto - Suburbs		115	-	145	-	100	-	80	-	150	-
Taxes, owner occupied - City		134	-	340	-	120	-	113	-	160	-
Ditto - Suburbs		97	-	145	-	100	-	40	-	110	-
Value ? times monthly rent		1.38*	-	1.00*	-	1.04*	-	1.40	-	1.38*	-
Ditto - Suburbs		1.40*	-	1.00*	-	1.11*	-	1.14*	-	1.30*	-
Annual rent as % of value		8.68*	-	11.73	-	8.65	-	9.77*	-	8.71	-
Ditto - Suburbs		8.55*	-	9.05	-	9.27*	-	9.25	-	8.75	-

**COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE
SIOUX FALLS SD, SOMERVILLE MASS., SOUTH BEND IND., SPOKANE WASH.**

Relationship to ~~the~~ without basement

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE									
WORCESTER, MASS.					YONKERS, N.Y.				
1950					1952				
Value of lot - City					\$ 1,000	\$ 1,100	\$ 2,500	\$ 3,000	\$ 1,500
Ditto - Suburbs	\$ 1,420	\$ 1,500	\$ 1,250	\$ 1,750					\$ 1,700
Value of lot & house with board.					15,000	16,900	13,300	17,500	13,500
Ditto - Suburbs	14,170	15,000	14,170	16,800					15,000
Value of lot & house without board.					12,500	13,800	11,000	14,300	12,370
Ditto - Suburbs	11,800	12,500	11,800	13,600					13,300
Monthly rent - City					85	100	115	100	115
Ditto - Suburbs	-	85	-	90					100
Taxes, tenant occupied - City					-	-	-	-	-
Ditto - Suburbs	-	240	-	245					
Taxes, owner occupied - City					56	60	60	60	60
Ditto - Suburbs	-	240	-	245					
Value 7 times monthly rent					176	210	100	135	140
Ditto - Suburbs	-	176	-	176					140
Annual rent as % of value					6.9%	6.9%	12.0%	6.9%	6.9%
Ditto - Suburbs	-	6.9%	-	6.9%					6.9%

(cont. from page 453)

In compiling the results, we have given separate figures on taxes for owner occupancy and tenant occupancy for those cities in which some form of home-stead tax exemption exists.

All replies for each city were averaged with the exception of an occasional answer which was badly out of line with all of the other replies received. Throwing out these erratic answers made it impossible for any individual to affect the final result.

It is realized that in some cities the averages obviously indicate that the persons filling out the questionnaire did not have the same conception of the house we pictured and described as did those in other communities. As a rule, however, in most cities the opinions of the various persons who answered our questionnaire were not too badly at variance. On the whole it seems to us that the replies we have tabulated here are fairly reasonable.

From other material in our files, our statistical department has computed an estimate of the value of the house and lot for each of these cities for the year 1950. This should make possible some idea of the trends in the various cities.

It is quite interesting to compare the results of this ranch-type house with the report on the two-story standard six-room frame house which we published on June 16, 1952. It will be noticed, for instance, that on the average in the United States the two-story, six-room frame house rents annually for 8.4% of its value, while the ranch house rents for 9%, and without basement, in the suburban areas, for 10%. This apparently reflects the preference of the general public for the ranch-type house in most new developments.

The ranch-type house described in our plans and specifications cost about \$5,000 less in the average city than the two-story frame used in the June study.